

MBE/WBE Update to RMMA PIAC: October 12, 2021

M U E L L E R



The Mueller Vision & Catellus Goals

M U E L L E R

- Community goals for Mueller include:
 - East Austin revitalization
 - Economic activity and opportunity
 - A diverse and inclusive community
- Drivers for success include high levels of participation by MBE/WBE and local businesses
- MBE/WBE business efforts coordinate with overall community diversity efforts

Additional Catellus Goals:

- Strive for maximum participation by MBE/WBE contractors for design and construction of infrastructure
- Create conditions for MBE/WBE investors and tenants to succeed
- Continue to work with community stakeholders
- Go beyond the MDA resolution to collaborate with third-party developers

AML Branch Park



Mueller House Condos

Catellus acquires land and contracts for:

- Infrastructure:
 - Roads
 - Utilities
 - Water quality ponds
 - Residential lots
 - Commercial parcels
- Parks and amenities:
 - Trails
 - Irrigation
 - Park structures
 - Picnic areas
 - Playgrounds

Residential lots and commercial sites are sold to third-party developers

Row Homes



Section 11 Lots and Homes

Catellus policy for master developer projects:

- Contractors must meet specified goals for MBE/WBE participation OR demonstrate good-faith effort
- MBE/WBE participation plays significant role in evaluation of proposals
- Catellus works with prime contractors to increase MBE/WBE participation
- Policy includes provisions for monitoring compliance over life of contract



Catellus procedures for master developer projects:

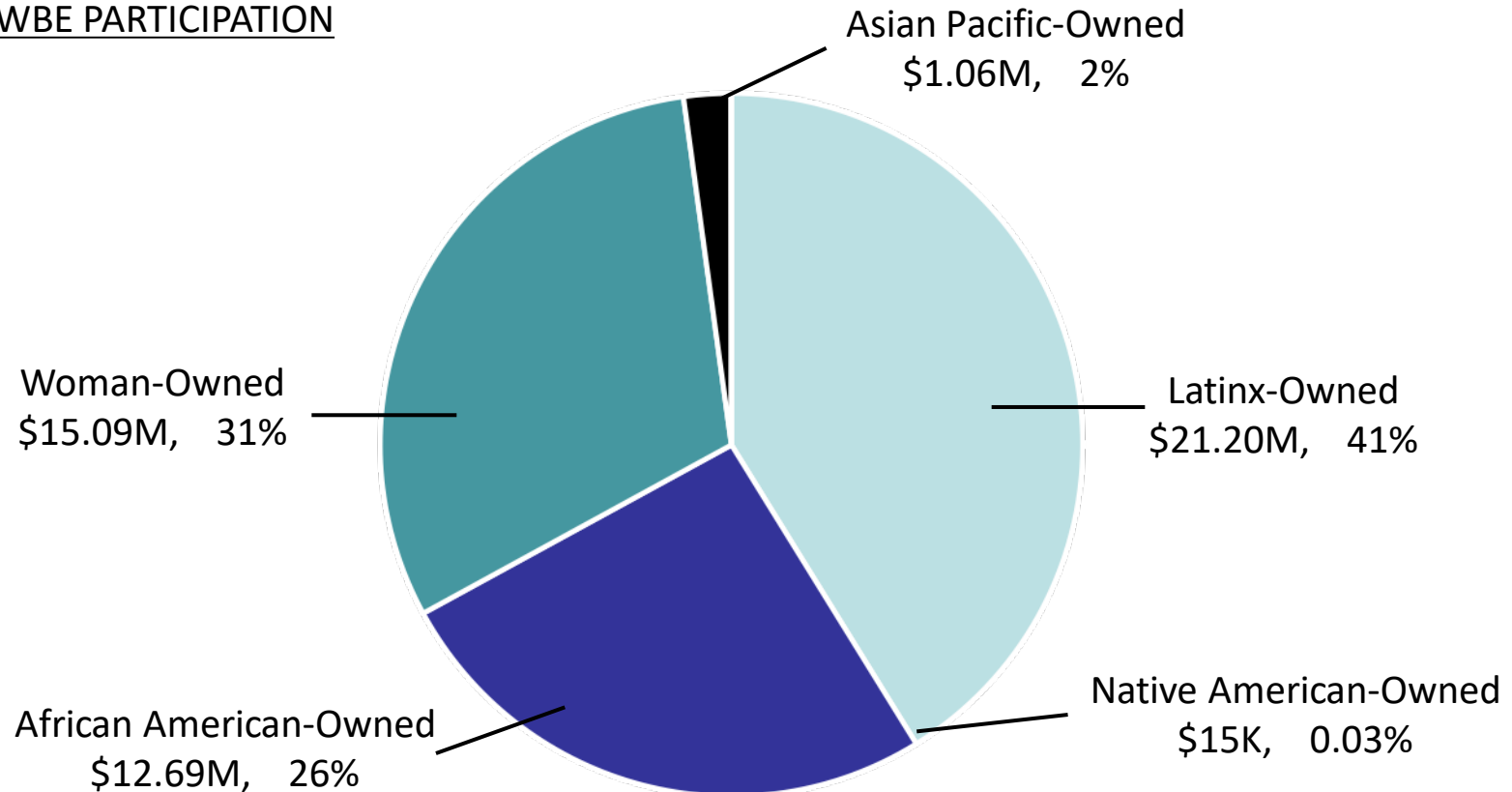
- Catellus delivers bid documents to:
 - City of Austin SMBR Dept. for distribution to city plan room
 - Other area plan rooms:
 - US Hispanic Contractors Association de Austin
 - Austin Black Contractors Association
 - Austin United Metropolitan Black Contractors' Association
 - Asian Construction Trades Association
- Contractors advertise and notify MBE/WBEs of subcontracting opportunities
- Prime contractors must document good-faith efforts before Catellus will execute contract



Through May 31, 2021:

- MBE/WBE contracts to date: **\$51.46 million — 23.98% of total**
- Dollars paid to MBE/WBEs: **\$49.06 million**
- Number of MBE/WBEs: **90+ businesses**

% MBE/WBE PARTICIPATION



- Commercial area alley construction
- Southeast Greenway Park
- Park along Margarita Street (section 11)
- Park along Cepeda Street
- Park along Zach Scott (south of school site)
- Tannehill Trail

Southeast Greenway near future skate park



- Above and beyond the MDA requirements, private and third-party projects are encouraged to comply with MDA requirements
- Encouraged to maximize MBE/WBE participation:
 - Homebuilders and multifamily developers
 - Institutional users Dell Children's and AISD PAC
 - Northeast Austin Middle School, which has achieved 27.5% MBE/WBE participation, currently outpacing its 21.9% goal
- POA manager to demonstrate good-faith effort to contract with MBE/WBEs for services
- As a "third-party" vertical developer, Catellus practices:
 - Prime contractors invited to bid based on capabilities and past performance
 - Bids required to include MBE/WBE participation percentage; important part of evaluation criteria
 - Contractors have flexibility on how they solicit MBE/WBEs: direct solicitation, advertising, plan rooms (similar to MDA process)
 - Catellus provides support to help subcontractors get certified

Northeast Austin Middle School site



Origin Hotel

Outreach efforts encourage diversity of Mueller contractors, business owners, employees and residents through:

- Presentations, participation for community groups
- Events hosted by Catellus – including contractor fairs
- Direct outreach (one-on-one) with prospects and stakeholders
- Advertising/appearing in minority media
- Presentations to city boards and commissions

In 2021:

- Continue to engage with Haynes-Eaglin-Waters (Cloteal Haynes)
- Utilized City's minority- and women-owned business database to notify firms of bid opportunities
- Networking events have not occurred due to COVID



*August 28, 2019
Networking Event*

Facing North September 2019



Facing North September 2021



- 1: Aldrich Street additions: Shorenstein's Alpha building, Origin Hotel, Austin Energy, AMLI Branch Park, Parkside by Pearlstone
- 2: Site work for Austin Modern Loft's 90 condos and townhomes
- 3. Section 10 homes under construction
- 4. Section 11 homes under construction

Facing South September 2019



Facing South September 2021



- 1: Section 10 homes under construction
- 2: AMLI Branch Park
- 3: Shorenstein's Alpha building and parking garage, and Origin Hotel
- 4: Austin Energy headquarters
- 5: Dell Children's Specialty Pavilion and parking garage

Facing East September 2019



Facing East September 2021



- 1: Dell Children's Specialty Pavilion and parking garage
- 2: Austin Energy headquarters
- 3: Aldrich Street: Shorenstein's Alpha building and parking garage, Origin Hotel, AMLI Branch Park, Parkside by Pearlstone

Facing West September 2019



Facing West September 2021



- 1: Section 11 homes and lots under construction
- 2: Southeast Greenway, particularly the skate park and pump track
- 3: Northeast Austin Middle School site
- 4: Section 10 homes under construction
- 5: Jessie Andrews Park and row homes by Austin Habitat for Humanity